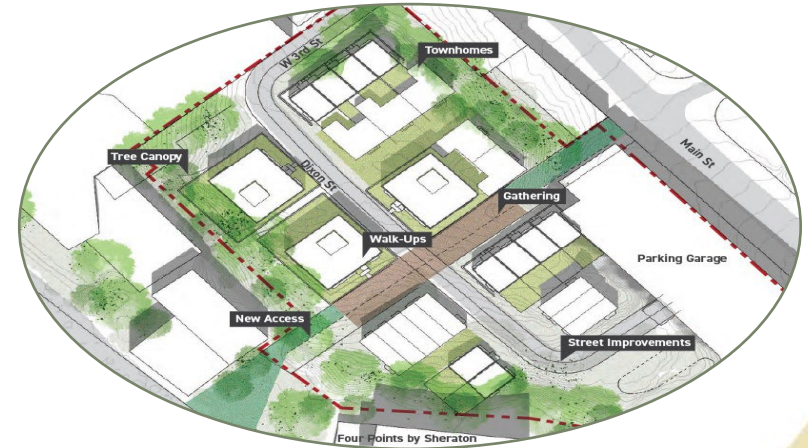
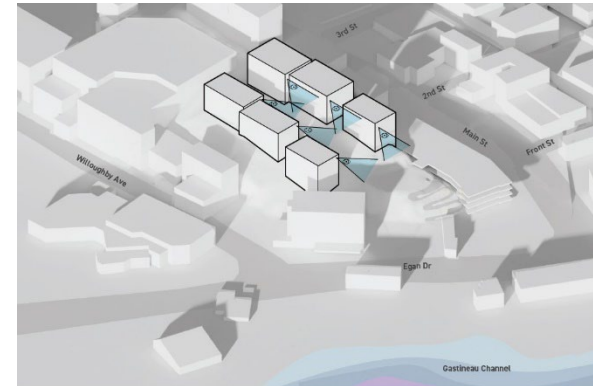
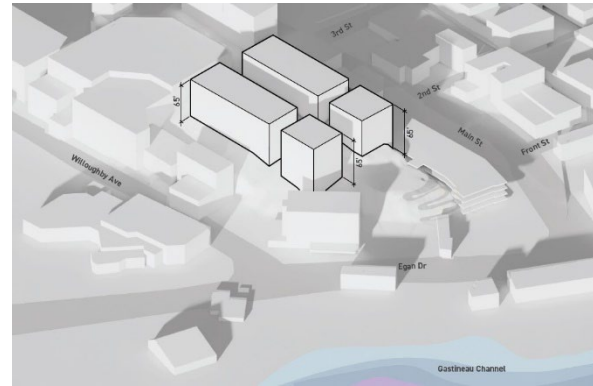
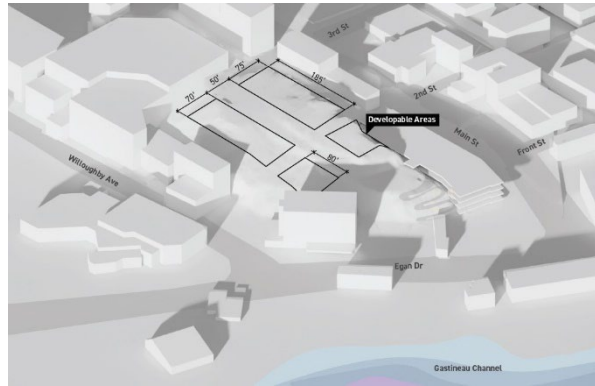


Telephone Hill Redevelopment Study

April 15th, 2024



Update to Development Concept



Refining development concept starts by identifying developable areas and potential building volumes

- Updated concept would provide 155 new units.

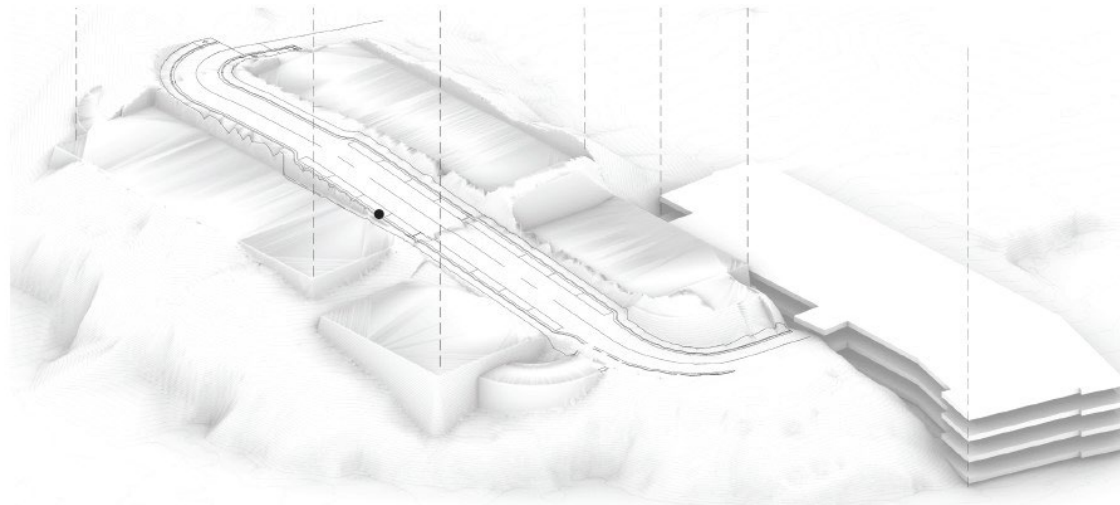


Cost

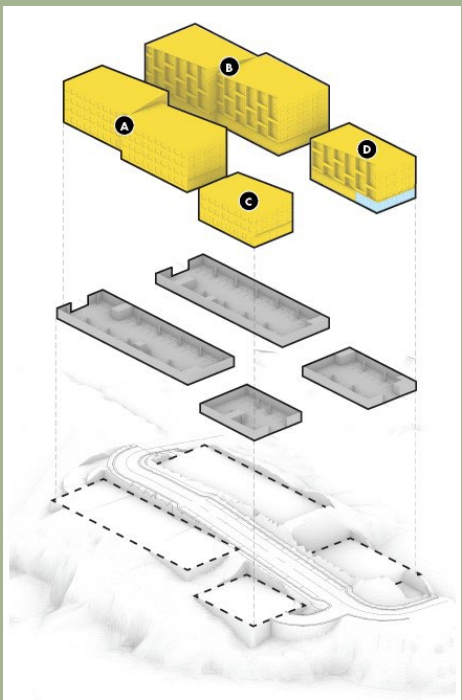
Rough Order of Magnitude (ROM) costs for site preparation: \$5 Million

Includes:

- Building demo
- Utility upgrades
- Accessibility improvements
- Dixon Street reconstruction

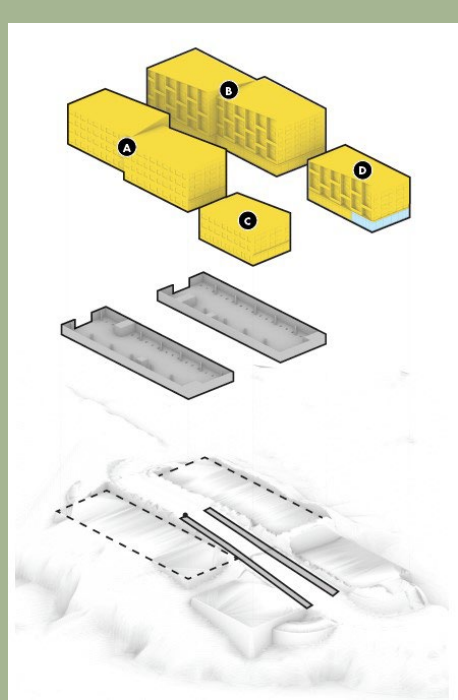


Contributors to high cost are rock excavation, building demo, introducing 3-phase power, stairways and sidewalks.



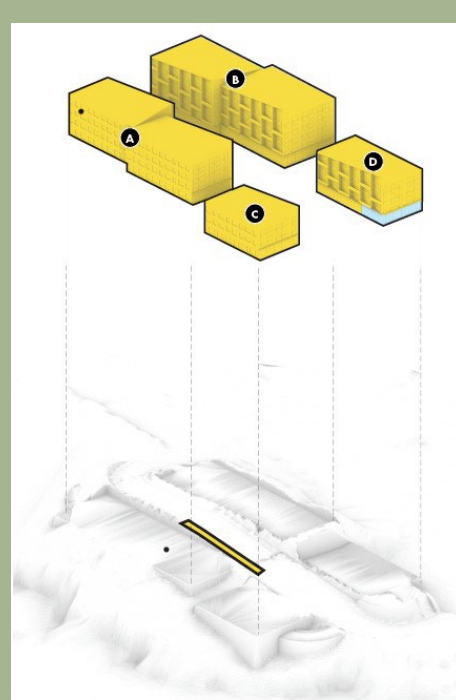
Option 1:
Underground parking
beneath each building.

93 underground slots



Option 2:
Underground parking
beneath buildings A
and B.

18 on-street parking
65 underground



Option 3:
Extend zero parking
zone

On-street parking
available

Parking

Option 1:

- Excavation: (16,510 cy x \$60 / cy) = \$990,600
- Parking Podium w/ Bracing: \$5,077,500
- *Total: \$6,045,000*

Option 2:

- Excavation: (11,325 cy x \$60 / cy) = \$679,500
- Parking Podium w/ Bracing: \$3,478,180
- *Total: \$4,225,000*

Option 3:

- Excavation: (2,775 cy x \$60 / cy) = \$166,500

Next Steps

- Proceed with finalization of site preparation plans
 - Incorporate parking scheme
 - Include mitigation costs for hazardous materials
- Draft master plan with supporting documentation
 - Details planned modifications and design development
- Craft Scope of Work and review criteria for future solicitation